

TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2018 PAY 2019

State Form 56059 (R2/5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	89-Wayne		
Jurisdiction			
Allocation Code	T89005		
Allocation Area Name	Sugar Creek		
Form Prepared By:			
Name	Kimberly Walton		
Unit/Company	Wayne County	<u> </u>	
Telephone Number	765-973-9319	<u></u>	
E-mail Address	kwalton@co.wayne.in.us		
w waters a reserve	A THE STATE OF THE		
1) 2017 Pay 2018 Base Asse	essed Value of Allocation Area		-
, ·	al Assessed Value of Allocation Area	21,050,100	-
	al) Assessed Value of Allocation Area (Line 1 + Line 2)	4-7	\$21,050,100
/\ 0010 # 0010 \			
4) 2018 Pay 2019 Net Asses		11,185,358	-
	sed Value Growth in Allocation Area Due	•	
	r a Change in Tax Status	0	<u>.</u>
	sed Value Decrease in Allocation Area Due	.0	
to Demolition or a Cha		0	_
Abatement Roll-Off in	sed Value Growth as a Result of		
		0	-
· ·	e Decrease Due to 2018 Pay 2019		
Appeals Settlements in	Allocation Area Net Assessed Value of Allocation Area	0	-
9) 2016 Fay 2019 Adjusted	Net Assessed Value of Affocation Area		\$11,185,358
10) 2018 Pay 2019 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0,53137
	d Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$11,195,259
12) 2010 Fay 2017 Increme	ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$11,185,358
13) Estimated 2018 Pay 2019	9 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.0791
•	P Incremental Tax Revenue ((Line 12/100) * Line 13)		\$232,555
	ax Rate for the Allocation Area		0
10) (10:00, 20, 7, 2) 20, 0 1.	ALTERNATION AND AND AND AND AND AND AND AND AND AN		
2018 PAY 2019 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE	10)	0.53137
. It what the	11/2/201		
" - NINDEY IL I WA	auditor, of Walful	County, certify to the	e best of my
	se assessed value calculation is full, true and complete for the tax incr	ement finance allocation area	
identified above.			
Dated (month, day, year)	7/23/18		
Bucca (mount, aux, seur)	190110 i	1	,
Kim Soul	in Walton	Pimberky Wall	747
County Auditor (Signature)	County	Auditor (Printed)	<u> </u>
gozing grazinos (orginismi o)	<i>U</i>	Tradicol (2 Philosoph	
	DEPARTMENT OF LOCAL GOVERNMENT FI	NANCE	
	CERTIFICATION OF TIF BASE NEUTRALIZA	· ·	
Allocation Area Name			
			
The base aspessed value adju	ment as certified above, is approved by the Department of Local G	overnment Finance.	
70117	X704	10101	
Ugster.	Nelsau V 81	'1 18</td <td></td>	
Commissioner Department	of Local Government Finance Date of	south of the sound	



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2018 PAY 2019

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	89-Wayne		
Jurisdiction			
Allocation Code	T89004		
Allocation Area Name	Taconic Farms		•
Form Prepared By:			
Name	Kimberly Walton		
Unit/Company	Wayne County		
Telephone Number	765-973-9319		
E-mail Address	kwalton@co.wavne:in.us		
1) 2017 Pay 2018 Base A	ssessed Value of Allocation Area	.0	
	ental Assessed Value of Allocation Area	3,302,900	
	Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$3,302,900
"		•	
4) 2018 Pay 2019 Net As	sessed Value of Allocation Area	3,382,420	
	sessed Value Growth in Allocation Area Due		
	or a Change in Tax Status	. 0	-
6) 2018 Pay 2019 Net As	sessed Value Decrease in Allocation Area Due		
to Demolition or a C		<u> </u>	•
	sessed Value Growth as a Result of		
Abatement Roll-Off		0	_
8) Estimated Assessed V	alue Decrease Due to 2018 Pay 2019		
Appeals Settlement	s in Allocation Area	<u> </u>	-
9) 2018 Pay 2019 Adjust	ed Net Assessed Value of Allocation Area		
			\$3,382,420
10) 2018 Pay 2019 Neut	ralization Factor (Line 9 / Line 3) (Round to Five Decimal Plac	ees)	1.02408
	sted Base Assessed Value of Allocation Area (Line 1 * Line 10) mental Assessed Value of Allocation Area (Line 4 - Line 11)		\$0 \$3,382,420
14) Estimated 2018 Pay 2	019 Tax Rate for the Allocation Area (Round to Four Decimal Plac 019 Incremental Tax Revenue ((Line 12/100) * Line 13) 3 Tax Rate for the Allocation Area	ces)	2.0791 \$70,324 0
2018 PAY 2019 BASE N	EUTRALIZATION FACTOR FOR ALLOCATION AREA (1	LINE 10)	1.02408
I, LINDEVIC knowledge that the above identified above.	base assessed value calculation is full, true and complete for the ta	County, certify to the x increment finance allocation area	e best of my
Dated (month, day, year) County Auditor (Signatu	17-83-18 ly Wallm	Kirnberly Walton County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNME CERTIFICATION OF TIF BASE NEUTR		
Allocation Area Name			·
The base assessed value	adjustinger as certified above, is approved by the Department of Lo	ocal Government Finance.	
Waster	(/ Black)	8/13/18	
Commissioner, Departm	ent of Local Government Finance	Date (munith, day, year)	



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2018 PAY 2019

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	89-Wayne			
Jurisdiction				
Allocation Code	T89003			
Allocation Area Name	DOT Foods			
Form Prepared By:				
Name	Kimberly Walton			
Unit/Company	Wayne County			
Telephone Number	765-973-9319			
E-mail Address	kwalton@co.wayne.in.us	<u> </u>		
1) 2017 Pay 2618 Race Acc	essed Value of Allocation Area		0	
2) 2017 Pay 2016 Dasc riss	tal Assessed Value of Allocation Area		9,665,900	
3) 2017 Pay 2018 Total (Re	al) Assessed Value of Allocation Area (Line 1 + Line 2	2)		\$9,665,900
4) 2018 Pay 2019 Net Asse	ssed Value of Allocation Area		9,665,900	
5) 2018 Pay 2019 Net Asse	ssed Value Growth in Allocation Area Due			
	r a Change in Tax Status		.0	
© 2018 Pay 2019 Net Asse	ssed Value Decrease in Allocation Area Due			
to Demolition or a Ch			.0	
	ssed Value Growth as a Result of			
Abatement Roll-Off in			0	
	te Decrease Due to 2018 Pay 2019			
Appeals Settlements i			0	
9) 2018 Pay 2019 Adjusted	Net Assessed Value of Allocation Area			
			-	\$9,665,900
10) 2018 Pay 2019 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Dec	imal Places)	-	1.00000
11) 2018 Poy 2019 Adingt	d Base Assessed Value of Allocation Area (Line 1 *	Line 10)		\$0
12) 2018 Pay 2019 Increm	ental Assessed Value of Allocation Area (Line 4 - Li	ne 11)	-	\$9,665,900
	9 Tax Rate for the Allocation Area (Round to Four De-	cimal Places)		2.0791
13) Estimated 2018 Pay 20	9 Incremental Tax Revenue ((Line 12/100) * Line 13)	emat i mees)	~	\$200,964
			7	0
15) Actual 2017 Pay 2018	Tax Rate for the Allocation Area		_	
2018 PAY 2019 BASE NE	UTRALIZATION FACTOR FOR ALLOCATION	AREA (LINE 10)	Γ	1.00000
* King harly 1	Valtur Auditor, of Wally	a 0	County, certify to the	best of my
knowledge that the above h	ase assessed value calculation is full, true and complete	for the tax increment finance	e allocation area	
identified above.	and annual value carotiation in 1913 and 2012 complete			
suchtified above.	1			
Dated (month, day, year)	7/23/18			
Dated (month, day, year)	7	1	11 37	
Limbert Jean	Wa Odn	Kimberti	, Walten	
County Auditor (Signature	- C SC CA-77	County Auditor (Pr.	inted)	
-county riddies (o.g. a.a.		•		
*****	DEPARTMENT OF LOCAL GOV	ERNMENT FINANCE		
÷	CERTIFICATION OF TIF BASE	NEUTRALIZATION		
Allocation Area Name				
		ment of Local Covernment E	Inspee	
The base assested value at	fustment, as certified above, is approved by the Departr	nent of Pocal Government b	marco.	
West.	Helasul	8/13/18	,)	
Commissioner Departmen	t of Local Government Finance	Date (month, day, year)	•	



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2018 PAY 2019 Same Form 50059 (R2 / 5-18) PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Wayne		
Jurisdiction	City of Richmond		
Allocation Code	T'89001		
Allocation Area Name	Johns Manville		
Form Prepared By:			
Name	Jason G. Semier		
Unit/Company	H. J. Umbaugh & Associates		
Telephone Number	(317) 465-1500		
E-mail Address	semler@umbaugh.com		
1) 2017 Dec 2019 Date Aust	and Waling & Alfanain Ann	2 224 220	
•	ssed Value of Alfocation Area	3,535,328	
*	al Assessed Value of Allocation Area (Line L. L. Line 2)	50,872	67 696 700
3) 2017 ray 2018 (Olai (Rei	II) Assessed Value of Allocation Area (Line 1 + Line 2)	_	\$3,586,200
4) 2018 Pay 2019 Net Asses	sed Value of Allocation Area	3,719,000	
5) 2018 Pay 2019 Net Asses	sed Value Growth in Allocation Area Due		
to New Construction of	r a Change in Tax Status	0	
6) 2018 Pay 2019 Net Asses	sed Value Decreuse in Allocation Area Due		
to Demolition or a Cha	nge in Tax Status	0	
7) 2018 Pay 2019 Net Asses	sed Value Growth as a Result of		
Abatement Roll-Off in	Allocation Area	0	
8) Estimated Assessed Value	Decrease Due to 2018 Pay 2019		
Appeals Settlements in		0	
 2018 Pay 2019 Adjusted I 	Net Assessed Value of Allocation Area		
		_	\$3,719,000
10) 2018 Pay 2019 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	_	1.03703
11) 2018 Pay 2019 Adjusted	Base Assessed Value of Altocation Area (Line 1 * Line 10)		\$3,666,241
•	ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$52,759
13) Estimuted 2019 Pey 2010	Tax Rate for the Allocation Area (Round to Four Decimal Places)		3,6562
	P Incremental Tax Revenue ((Line 12/100) * Line 13)		\$1,929
	ax Rate for the Allocation Area	_	3.6562
13) ((olda 2017) a.j. 20(b.) (Extractor the randomical rada	_	3.0302
2018 PAY 2019 BASE NEU	TRALEZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.03703
I, Kimberly Walton	Auditor, of Wayne	County, certify to the be	st of my
	se assessed value calculation is full, true and complete for the tax increment finance		
identified above.	•		
	41.1.		
Dated month, days year)	<u> </u>		
$J : \Omega$	1.2. (6.1)		
K Milouly	Walton Kimberly Walton		
Columby Auditor (Signaphre)	County Auditor (Prin	ned)	
<u> </u>			
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION		
	<u>.</u> •		
Allocation Area Name	The state of the s		
97	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
The base assessed value adju	tment, as certified above, is approved by the Department of Local Government Fina	ance.	
Waste	x/ N/ X/ X/12/18		
Commissioner Dans	July U/D/O		
Commissioner, Department	M Local Government Finance Date (month, day, year)		



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2018 PAY 2019 State Form 56059 (R2 / 5-18) PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Wayne City of Richmond T89002 Richmond Allocation Area No. !		
Form Prepared By: Name Unit/Company Telephone Number E-mail Address	Jason G. Semler H. J. Umbaugh & Associates (317) 465-1500 semler@umbaugh.com		·
2) 2017 Pay 2018 Increment	ssed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	118,459,225 81,010,011	\$199,469,236
to New Construction of	sed Value Growth in Allocation Area Due r a Change in Tax Status	215,398,750 6,829,700	
to Demolition or a Cha	sed Value Growth as a Result of	323,400 226,640	
Estimated Assessed Value Appeals Settlements in	Decrease Due to 2018 Pay 2019	4,500,000	
10) 2018 Pay 2019 Neutral	zation Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.02355
	Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$121,248,940 \$94,149,810
14) Estimated 2018 Pay 2019	Tax Rate for the Allocation Area (Round to Four Decimal Places) Incremental Tax Revenue ((Line 12/100) * Line 13) x Rate for the Allocation Area	- - 	3.8093 \$3,586,449 3.8093
2018 PAY 2019 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.02355
I, Kimberly Walton knowledge that the above bas identified above.	Auditor, of Wayne C e assessed value calculation is full, true and complete for the tax increment finance a	ounty, certify to the b flocation area	est of my
Dated (mangle, day, year) KINLULY County Auditor (Signature)	7/31/18 Waldow Kimberly Walton County Auditor (Prim	(ed)	
territoria.	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name The base assessed valve adjute Commissioner, Department of	Itment, a certification is approved by the Department of Local Government Final Final Column (July 1987)	1CU.	



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2018 PAY 2019 Signer Form 56059 (R2 / 5-18) PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction	Wayne City of Richmond		
Allocation Code	T89009		
Allocation Area Name	Heartland Allocation Area		
From Bernard Day			
Form Prepared By: Name	Ivano C. Carolas		
	Jason G. Semler		
Unit/Company	H. J. Umbaugh & Associates		
Telephone Number	(317) 465-1500		
E-mail Address	semier@umbaueh.com		
1) 2017 Pay 2018 Base Asse	ssed Value of Alfocation Area	0	
	al Assessed Value of Allocation Area	1,078,000	
•	Il) Assessed Value of Allocation Area (Line 1 + Line 2)	1,070,000	\$1,078,000
		-	
4) 2018 Pay 2019 Net Asses:		5,491,300	
-	sed Value Growth in Allocation Area Due		
	a Change in Tax Status	4,413,300	
	sed Value Decrease in Allocation Area Due		
to Demolition or a Cha	-	0	
•	sed Value Growth as a Result of		
Abatement Roll-Off in	·	0	
•	Decrease Due to 2018 Pay 2019		
Appeals Settlements in		0	
9) 2018 Pay 2019 Adjusted t	Net Assessed Value of Allocation Area		#1 039 Ann
		-	\$1,078.000
10) 2018 Pay 2019 Nentruli	zation Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00000
	Base Assessed Value of Allocation Area (Line 1 * Line 10)		20
12) 2018 Pay 2019 Increme	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	-	\$5,491,300
13) Estimated 2018 Pay 2019	Tax Rate for the Allocution Area (Round to Four Decimal Places)		4.3853
14) Estimated 2018 Pay 2019	Incremental Tax Revenue ((Line 12/100) * Line 13)	•	\$240,810
15) Actual 2017 Pay 2018 To	x Rate for the Aflocation Area		4.3853
2018 PAY 2019 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1	1.00000
		•	
I, Kimberly Walton		ounty, certify to the	best of my
knowledge that the above bas identified above,	e assessed value calculation is full, true and complete for the tax increment finance a	flocation area	
	Wal.		
Dated (month, day, year)	1/13/118		
1/ 4 /			
Simberly	Wallan Kimberly Walton		
County) Auditor (Signature)	County Auditor (Prince	ted)	
<u> </u>			
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
The base assessed yadue adjustment as certified above. Approved by the Department of Local Government Finance.			
1000	A Separation of the Experiment of Escal Cuveniment That	/	
Comment of the second	1 / Many 4/13/18		
Commissioner, Department of	f Local Government Finance Date mouth, day, keer)		

TIF NEUTRALIZATION SUMMARY

$Richmond\ RDC$

Allocation Area	Allocation Code/ State TIF Code	2019 Neutral Factor	Pay 2019 Pass-through AV
Johns Manville	T89001	1.03703	\$0
Richmond Allocation Area No. I	T89002	1.02355	\$0
Heartland Allocation Area	Т89009	1.00000	\$0

FOR INTERNAL USE ONLY PREPARED BY UMBAUGH JULY 30, 2018